

TRINITY MILLS-MIDWAY PARTNERS, LTD.
c/o Fritz Duda Company
13355 Noel Road, LB3, #1315
Dallas, Texas 75240



March 30, 2000

VIA OVERNIGHT COURIER

Golden Bear Golf Centers, Inc.
c/o Family Golf Centers, Inc.
538 Broadhollow Road, 4th Floor
Melville, New York 11747

Attention: Keith F. Maxfield, Esq.
Senior Real Estate Counsel

Re: Ground Lease dated effective as of March 1, 1995, by and between Trinity Mills-Midway Partners, Ltd, as Landlord, and Dallas Highlander, Ltd., as Tenant, as amended by that certain First Amendment to Ground Lease and Assignment of Tenant's Interest in Ground Lease dated September 13, 1996, by and between Landlord, Tenant, as Assignor, and Golden Bear Golf Centers, Inc., as Assignee (collectively, the "Ground Lease")

NOTICE OF LEASE TERMINATION

Gentlemen:

In accordance with Article 19, paragraph 19.2 of the Ground Lease, notice is hereby given of Landlord's election to terminate the Ground Lease, effectively immediately. As you are aware, a Notice of Default was sent to Tenant on August 27, 1999. An itemized list of certain deficiencies relating to the maintenance of the facility was also delivered to you on October 8, 1999. To date, little or no action has been taken to cure such defaults despite repeated requests prior to and following the delivery of the Notice of Default. The cumulative financial impact to Landlord that has been caused by Tenant's default is substantial due to the extensive and continuing failure to maintain the premises in accordance with the terms of the Ground Lease. We will contact you shortly in order to effectuate an orderly transfer of the property.

Very truly yours,

TRINITY MILLS-MIDWAY PARTNERS, LTD.
A Texas limited partnership

By: Fritz Duda Company, a Texas corporation,
Its General Partner

By: 
Fritz L. Duda, Jr., Vice President

cc: Family Golf Centers, Inc., Melville, New York, Attention: Dominic Chang, President
Mr. Tom Morehart, Family Golf Centers, Inc., Austin, Texas
Mr. Brad Underwood, Family Golf Centers, Inc., Carrollton, Texas
Highlander Business Park Property Owners Association, Inc.